39 Shipston Road, Stratford-upon-Avon, Warwickshire, CV37 7LN

- NO ONWARD CHAIN
- Three bedroom end terraced period property
- Potential for off road parking
- Walking distance of the town centre
- Good sized garden to rear
- Modern fittings throughout
- Generous living space
- Recently redecorated and recarpeted

3 1 2

£435,000

Recently re-decorated and recarpeted is this period, three bedroom end terraced home, within walking distance of the town centre and offering deceptive living accommodation along with a larger than expected rear garden. NO ONWARD CHAIN

ACCOMMODATION

Sitting room with feature brick fireplace having connection for log burner (not checked), built in storage to side of fireplace, bay window to front, door to partial cellar space. Family room with built in stove, velux roof lights and door to garden. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead extractor, integrated fridge freezer. Utility with matching base cupboards, work surface over incorporating stainless steel sink, space for washing machine and door to garden. Cloakroom with wc and wash hand basin with storage under.

Landing with loft access. Two double bedrooms (one with built in cupboard) and a third single bedroom. Bathroom with white suite comprising bath with hand held shower over, sink with storage under, wc, wall mounted heated towel rail.

Outside to the rear is a paved patio with steps leading to garden mainly laid to lawn with a wood chipped childrens' play area at the rear, enclosed by both wall and fencing. There is also a timber cladded outbuilding built onto the house with upvc doors and power, that with a little conversion we believe could make an ideal home office space. PLEASE NOTE this does not have current Building Regulations. To the front is a hardstanding that would accommodate one car, but access to it is via a raised kerb. Permission to drop the kerb would need to be sought from the Council.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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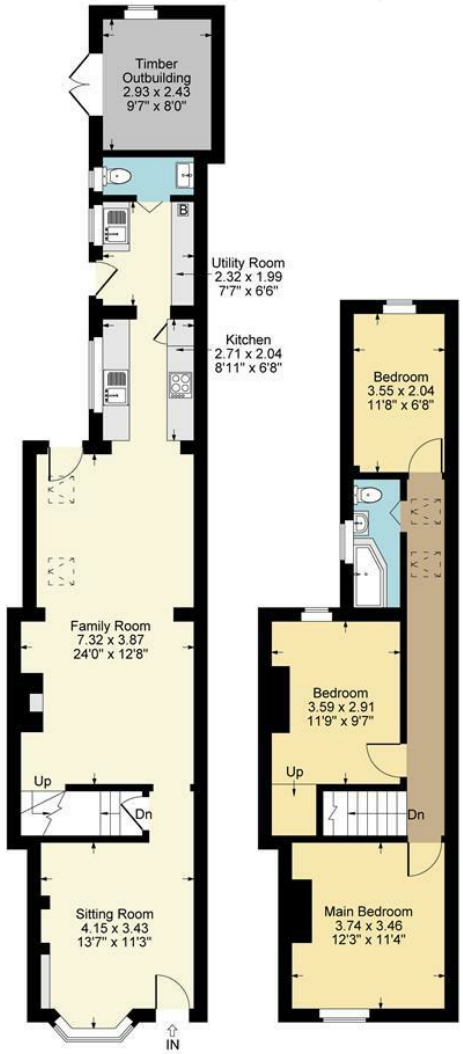
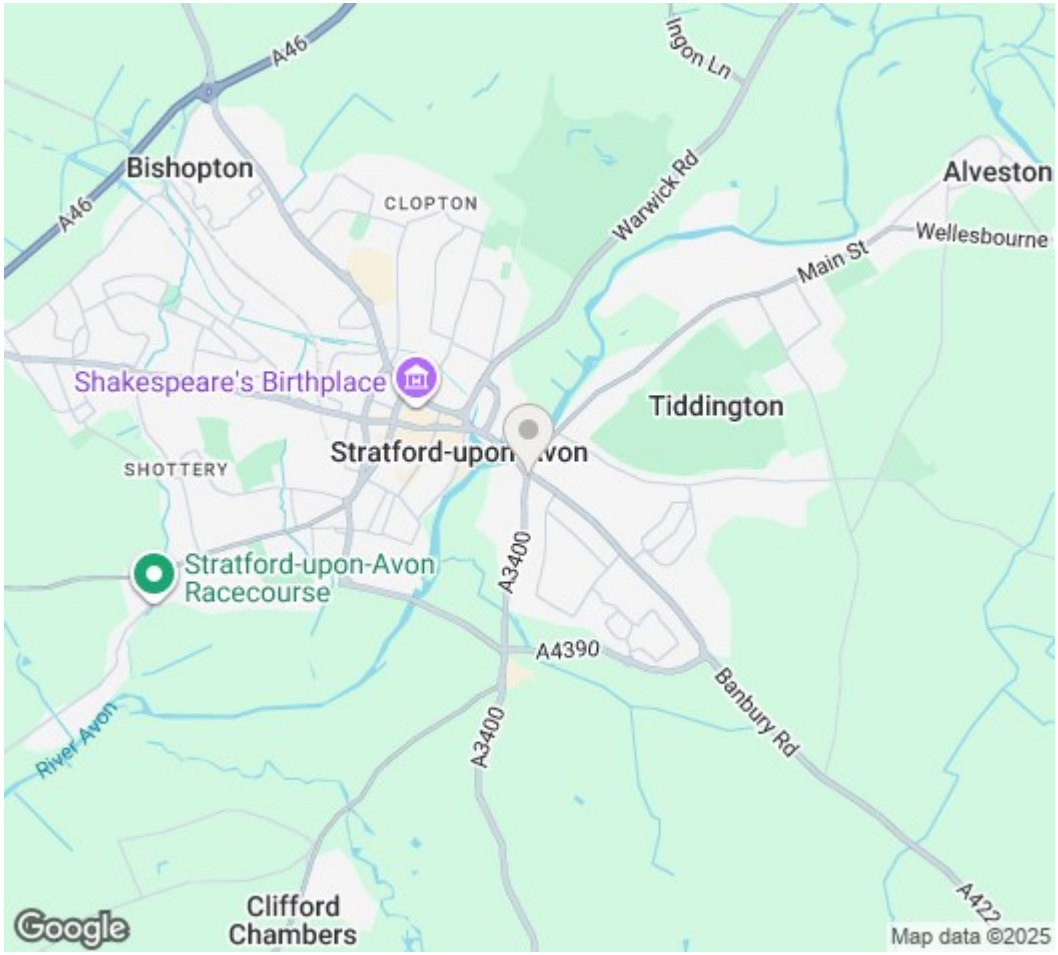


Approximate Gross Internal Area
Ground Floor = 66.41 sq m / 715 sq ft
First Floor = 45.74 sq m / 492 sq ft
Total Area = 112.15 sq m / 1207 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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serving South Warwickshire & North Cotswolds

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Peter Clarke